

108, 15403 Deer Run Drive SE  
Calgary, Alberta

MLS # A2176620



## \$329,900

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Masonite, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry		

**Inclusions:** N/A

Come home to a quiet oasis within this matured and tranquil community. Phenomenal location within walking distance to Fish Creek Park, Deer Run School, a bus stop, numerous parks and the community centre. Endless serene nature, and mature trees. Walk into the foyer complete with front hall closet. The open floor plan is filled with natural light enticing relaxation in the large inviting living room, flowing nicely into the dining area. The well laid out kitchen makes family meals and hosting a breeze. Complete with tons of cabinetry and counter space, as well as a deep walk in pantry. Upstairs you will find the large master bedroom which boasts of a massive walk in closet, a 2nd spacious bright bedroom and a 4-piece bathroom with full height tile surround and a deep soaker tub. The basement is complete with a massive rec room, a 2 piece bath, and an extra large utility/ storage / laundry room. A beautifully manicured front yard, fully fenced, landscape and private. Freshly painted in a neutral colour pallet, move-in ready and very clean, Low monthly condo fees, there's nothing left to do but move right in! Don't wait, book your showing today.